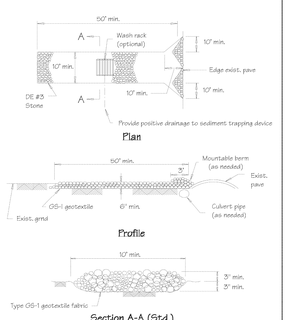
BUILDINGS AND THEIR FOUNDATIONS PLACED IN AREAS HAVING POOR DRAINAGE CHARACTERISTICS THAT RESULT IN A SEASONAL HIGH WATER TABLE (WITHIN 36" OF THE LOWEST FLOOR ELEVATION) SHALL BE WATERPROOFED BY AN APPROVED METHOD, AS SPECIFIED IN THE BOCA NATIONAL BUILDING CODE. BASEMENTS IN THESE AREAS SHALL NOT BE CONSTRUCTED PENDING SOIL TESTING AND ASSESSMENT BY A QUALIFIED PROFESSIONAL ENGINEER.

Standard Detail & Specifications — DELAWARE EROSION & SEDIMENT CONTROL HANDBOOK

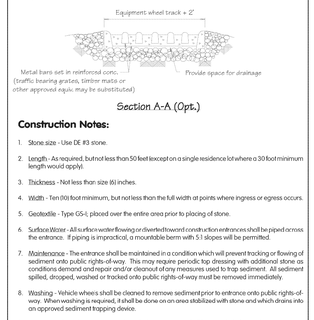
Stabilized Construct. Entrance



Source:	Symbol:	Detail No.
Adapted from VA ESC Handbook	SCE	DE-ESC-3.4.7 Sheet 1 of 2 Date: 12/05

Standard Detail & Specifications — DELAWARE EROSION & SEDIMENT CONTROL HANDBOOK

Stabilized Construct. Entrance



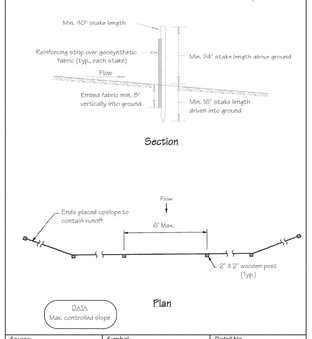
Construction Notes:

1. Stone size - Use DE #3 stone.
2. Length - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
3. Thickness - Not less than size (6) inches.
4. Width - Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
5. Geotextile - Type GS-I, placed over the entire area prior to placing of stone.
6. Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
8. Washing - Vehicle wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
9. Inspection - Periodic inspection and needed maintenance shall be provided after each rain.

Source:	Symbol:	Detail No.
Adapted from VA ESC Handbook	SCE	DE-ESC-3.4.7 Sheet 2 of 2 Date: 12/05

Standard Detail & Specifications — DELAWARE EROSION & SEDIMENT CONTROL HANDBOOK

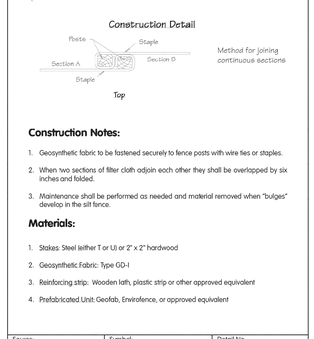
Silt Fence



Source:	Symbol:	Detail No.
Adapted form MD Stds. & Specs. for ESC	SF	DE-ESC-3.1.2.1 Sheet 1 of 2 Date: 6/05

Standard Detail & Specifications — DELAWARE EROSION & SEDIMENT CONTROL HANDBOOK

Silt Fence



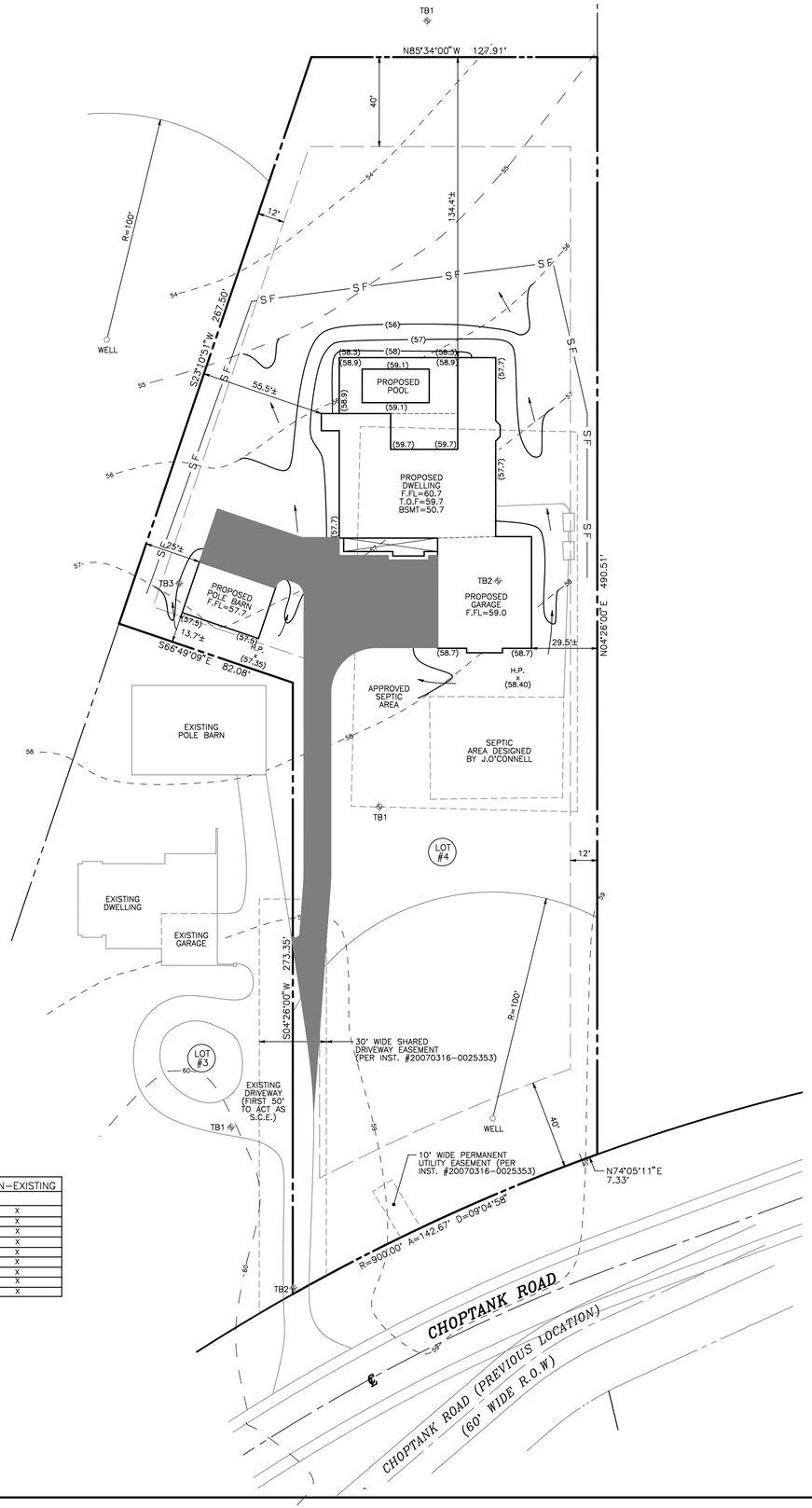
Construction Notes:

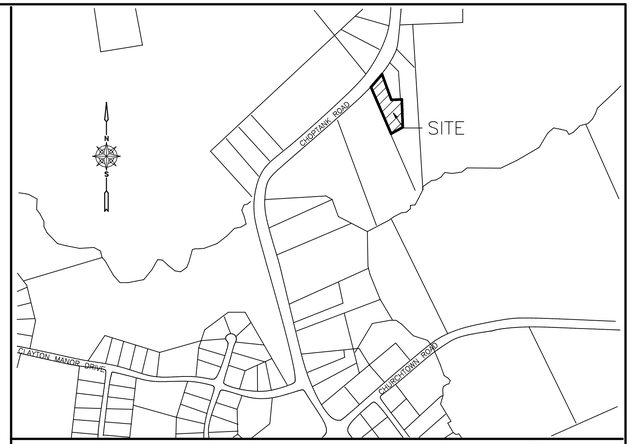
1. Geosynthetic fabric to be fastened securely to fence posts with wire ties or staples.
2. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
3. Maintenance shall be performed as needed and material removed when "bulges" develop in the silt fence.

Materials:

1. Stakes: Steel (either T or U) or 2" x 2" hardwood
2. Geosynthetic Fabric: Type GD-I
3. Reinforcing strip: Wooden lath, plastic strip or other approved equivalent
4. Prefabricated Unit: Geofab, Envirofence, or approved equivalent

Source:	Symbol:	Detail No.
Adapted from MD Stds. & Specs. for ESC	SF	DE-ESC-3.1.2.1 Sheet 2 of 2 Date: 6/05





LOCATION MAP SCALE: 1"=800'

SITE DATA:

1.)	TAX PACEL NUMBER	11-061.00-043
2.)	ZONING	S
3.)	DATUM	N.G.V.D.
4.)	SITE AREA	1.85± ACRES
5.)	DEED RECORD	20090407-0020417
6.)	INSTRUMENT NUMBER	20070316-0025353
7.)	WATER	PRIVATE WELL
8.)	SEWER	PRIVATE SEPTIC
9.)	SITE APPROVAL DATE	JULY 22, 2010
10.)	TYPE OF SEPTIC SYSTEM	LPP
11.)	OWNER PHILIP A & PAMELA PIRAINO 227 MARINERS WAY BEAR, DE 19701	
12.)	SITE ADDRESS LaPORTE SUBDIVISION 1232 CHOPTANK ROAD MIDDLETOWN, DE 19709	

LEGEND:

EXISTING CONTOUR:	
PROPOSED CONTOUR:	
FLOW ARROW:	
EXISTING SPOT GRADE:	X0.00
PROPOSED SPOT GRADE:	X(0.00)
SILT FENCE:	S S

NOTES:

A) X THIS PLAN ACCURATELY REFLECTS SITE CONDITIONS AND THE PROPOSED DEVELOPMENT AND IS IN COMPLIANCE WITH THE RECORD PLAN AND THE NCC DRAINAGE CODE.

B) N/A THIS PLAN WAS PREPARED IN COMPLIANCE WITH THE GENERAL DEVELOPMENT PLAN DATED SEPT. 2000 AND APPROVED ON SEPT. 2000.

C) X THE TOTAL LAND DISTURBANCE PROPOSED BY THIS PLAN IS 33,750 SQUARE FEET.

NATURAL RESOURCE	EXISTING	NON-EXISTING
FLOODPLAIN / FLOODWAY		X
WETLANDS		X
RIPARIAN		X
DRAINAGE WAYS		X
COCKEYSVILLE FORMATION		X
RECHARGE AREAS		X
STEEP SLOPES		X
FORESTS		X
WRPA		X

CERTIFICATION OF PLAN ACCURACY

I, CLIFTON L. BAKHSH JR., CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, I CERTIFY THAT THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES, THE PROPOSED CONSTRUCTION AS SHOWN ON THIS PLAN COMPLIES WITH APPLICABLE LAWS AND REGULATIONS, AND THIS PLAN INCLUDES ALL INFORMATION REQUIRED BY THE LATEST REVISION OF THE RESIDENTIAL LINES AND GRADES CHECKLIST.

CLIFTON L. BAKHSH JR. DATE

CERTIFICATION OF OWNERSHIP

I, _____ CERTIFY THAT I AM THEOWNER OF THIS PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION.

DATE

LINES AND GRADES PLAN
FOR LANDS OF
LOT #4
LaPORTE SUBDIVISION
PENCADER HUNDRED
NEW CASTLE COUNTY DELAWARE

Revision	Date

K:\19418\L&G Fix Lot 4.pro

Clifton L. Bakhsh, Jr., Inc.
Land Surveyors, Engineers, & Planners
4450 Summit Bridge Road, Middletown, DE 19709 (302) 378-8009

Date : October 26, 2010 Drawn By : F.R.Perno
Scale : 1" = 30' Checked By : _____
Comm. No. 19418 File No. : MJ - 19418

GRAPHIC SCALE 1" = 30'
30' 15' 0 30' 60'

APPROVED BY

Sheet No. 1 of 1